Garden Living

Yishun Glen is bounded by Yishun Avenue 6 and Yishun Street 31. The development comprises 12 15-storey residential blocks, which offers 1,693 units of 2-room Flexi, 3-, 4-, and 5-room flats.

The development is named ‘Yishun Glen’ because the residential blocks are designed to mimic natural mountains, while the precinct spaces between them form valley-like spaces.

Please refer to the site plan for the facilities to be provided in Yishun Glen. The facilities in this project will be opened to the public.
Important Notes

HDB precincts are planned to serve the evolving needs of the community. There are spaces catered for future inclusion of amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents’ committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and such other facilities depending on the prevailing needs. These spaces could be in the void decks, common property, car parks or stand-alone community buildings.

To facilitate your flat selection, we have provided information on the surrounding land use, proposed facilities and their locations in the maps and plans in this brochure. As the information provided is based on the current planning intent of the relevant government agencies, they are indicative only and are subject to review from time to time.

Notes:
All proposed developments are subject to change and planning approval.
Proposed Civic & Community Institution includes examples like Community Centre/Club, Association, Home for the Aged, etc., subject to change and planning approval.
Proposed Health & Medical Care includes examples such as Hospitals, Polyclinics, Clinics, Nursing Homes and Eldercare Facilities, etc, subject to change and planning approval.
The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA’s prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time by the relevant authorities.

The information contained herein is subject to change at any time without notice and cannot form part of an offer or contract. While reasonable care has been taken in providing this information, HDB shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.
Eco-Friendly Living

To encourage a ‘green’ lifestyle, Yishun Glen is designed with several eco-friendly features:

- Separate chutes for recyclable waste
- Motion sensor-controlled energy efficient lighting at staircases to reduce energy consumption
- Regenerative lifts to reduce energy consumption
- Eco-pedestals in bathrooms to encourage water conservation
- Bicycle stands to encourage cycling as an environmentally friendly form of transport
- Parking spaces to facilitate car-sharing schemes
- Use of sustainable and recycled products in the development

Enchanting Homes

Yishun Glen offers 2-room Flexi, 3-, 4-, and 5-room flats.

To boost construction productivity, Yishun Glen will be built using the Prefabricated Prefinished Volumetric Construction (PPVC) method. The flats will come with the following finishes and fittings:

<table>
<thead>
<tr>
<th>2-room Flexi (38sqm and 45sqm) Available either on a 99-year lease or short-lease</th>
<th>3-, 4- and 5-room</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Floor finishes in the living/ dining room, bedroom, kitchen, household shelter, and bathroom</td>
<td>• Floor finishes in the living/ dining room, bedrooms, kitchen, household shelter, service yard, and bathrooms</td>
</tr>
<tr>
<td>• Wall tiles in the kitchen and bathroom</td>
<td>• Wall tiles in the kitchen and bathrooms</td>
</tr>
<tr>
<td>• A sliding partition/ door for the bedroom and folding bathroom door</td>
<td>• Internal doors for bedrooms and bathrooms</td>
</tr>
<tr>
<td>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</td>
<td>• Sanitary fittings, i.e. wash basin with tap mixer, shower set with bath/ shower mixer, and water closet suite</td>
</tr>
<tr>
<td>• Grab bars (for 2-room Flexi flats on short-leases)</td>
<td></td>
</tr>
</tbody>
</table>

This will reduce the renovation works required, and home buyers can move into their flats sooner.

All new HDB flats have Universal Design features such as wider internal corridors, and ramps at the main entrance and bathrooms.
Optional Component Scheme

The flats in Yishun Glen come with full floor finishes, internal doors, and sanitary fittings, as they will be constructed using the PPVC method.

Elderly buyers of short-lease 2-room Flexi flats can opt in for elderly friendly and other fittings under the Optional Component Scheme (OCS). Please refer to the attached OCS leaflet for 2-room Flexi flats in PPVC projects for details.

If an elderly buyer opts in for the OCS, the cost of the optional components will be added to the price of the 2-room Flexi flat.

2-ROOM FLEXI (TYPE 1) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 40 sqm
(Inclusive of Internal Floor Area of 38 sqm and Air-Con Ledge)

2-ROOM FLEXI (TYPE 2) FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 47 sqm
(Inclusive of Internal Floor Area of 45 sqm and Air-Con Ledge)

3-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 71 sqm
(Inclusive of Internal Floor Area of 68 sqm and Air-Con Ledge)
4-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 94 sqm
(Inclusive of Internal Floor Area of 92 sqm and Air-Con Ledge)

5-ROOM FLOOR PLAN
(With Suggested Furniture Layout)
APPROX. FLOOR AREA 113 sqm
(Inclusive of Internal Floor Area of 110 sqm and Air-Con Ledge)
Review from time to time by the relevant authorities. Facilities such as childcare centres, and schools may be upgraded or built with high-rise blocks. The implementation of the facilities is subject to review from time to time as relevant authorities.

Notes:
1. All proposed developments are subject to change and planning approval.
2. *This site, which is currently zoned as “Educational Institution” in URA’s gazetted Master Plan 2014, will be rezoned to “Residential” for future high-rise residential development use.
3. The proposed facilities and their locations as shown are indicative only. The proposed facilities may include other ancillary uses allowed under URA’s prevailing Development Control guidelines. For example, places of worship may also include columbarium as an ancillary use, while community centres may also include childcare centres, and schools may be upgraded or built with higher-rise blocks. The implementation of the facilities is subject to review from time to time as relevant authorities.
4. The use of the void deck in any apartment block, common property (such as precinct pavilion), car park or stand-alone community building for future amenities/facilities (such as childcare centres, elderly-related facilities, education centres, residents’ committee centres and day activity centres), commercial facilities (such as shops and eating houses), mechanical and electrical rooms and other facilities is subject to review from time to time.
5. The residential blocks may be completed ahead of the proposed precinct facilities, so that flat buyers are able to collect the keys to their new homes earlier.
6. Unless otherwise indicated in the sales brochure, all facilities within the project, including not limited to roof gardens and sky terraces (if any), will be open to the public.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 381A
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND

W1 - THREE QUARTER ROUND WINDOW (Approx. 550mm high window wall)  UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HALF WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 381A
(4TH, 5TH, 8TH, 9TH AND 12TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 381A
(15TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND

W - THREE QUARTER HEIGHT WINDOWS (APPROX. 0.55M HIGH PARAPET WALL
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 381B
(2ND, 6TH, 10TH AND 14TH STOREY FLOOR PLAN)

WINDOW LEGEND
W - THREE QUARTER ROUND WINDOW (Approx. 550mm with parapet wall)

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 381B
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)

WINDOR LEGEND
WT - THREE QUARTER ROUND WINDOW (Approx. 550mm highパーティーワインドウ)

UNLESS OTHERWISE MENTIONED, ALL WINDOWS WILL BE STANDARD ROUND WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 381B
(4TH, 5TH, 8TH, 9TH, 12TH AND 15TH STOREY FLOOR PLAN)

WINDOW LEGEND

W – THREE QUARTER RECURB WINDOW (Approx. 55cm high
stop panel wall)

UNLESS OTHERWISE INDICATED, ALL WINDOWS
WILL BE STANDARD RECURB WINDOWS.

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE
THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 381C
(2ND, 6TH, 10TH AND 14TH STOREY FLOOR PLAN)

WINDOW LEGEND
W - THREE QUARTER BODY WINDOW (Appx. 550mm high x 900mm wide without flange)

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 381C
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 381C
(4TH, 5TH, 8TH, 9TH, 12TH AND 15TH STOREY FLOOR PLAN)

WINDOW LEGEND
W = THREE QUARTER RECTANGLE WINDOW (approx. 550mm x 197mm x 2mm)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE THREE QUARTER RECTANGLE WINDOWS

SCALE

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 381D
(11TH AND 13TH STOREY FLOOR PLAN)
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 381D
(12TH STOREY FLOOR PLAN)

WINDOW LEGEND
W = THREE QUARTER LIGHT WINDOW (approx. 550mm HIGH PARAPET WALL)
W/ = THREE QUARTER LIGHT WINDOW (approx. 550mm HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HALF LIGHT WINDOWS.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 382A
(2ND AND 6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382A
(3RD AND 7TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND
W1 - THREE QUARTER PERIOD WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HALF PERIOD WINDOWS

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 382A
(4TH, 5TH AND 8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382A
(9TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382A
(10TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND

- THREE QUARTER SECT WINDOW (Approx. 550mm x 650mm x 230mm)
- ONE QUARTER SECT WINDOW (Approx. 550mm x 550mm x 230mm)
- FLEXI WINDOW

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382A
(12TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND
W - THREE QUARTER RECESS WINDOW (Approx. 650mm HIGH PARTITION WALL)

SCALE: 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382A
(14TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND
VV - THREE QUARTER ROUND WINDOW (APPX. 550MM HIGH PARAPET WALL)
UU - SQUARE DOUBLE PANEL WINDOW
UU - SQUARE SINGLE PANEL WINDOW
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382A
(15TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 16TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382B
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)

WINDOW LEGEND
- THREE QUARTER TURN WINDOW - Approx. 550mm x 1110mm - Unbreakable Glass
**BLOCK 382B**  
(4TH, 5TH, 8TH, 9TH, 12TH AND 15TH STOREY FLOOR PLAN)

<table>
<thead>
<tr>
<th>WINDOW LEGEND</th>
</tr>
</thead>
<tbody>
<tr>
<td>W - THREE QUARTER RECTANGULAR WINDOW</td>
</tr>
<tr>
<td>unless otherwise stated, all windows will be standard rectangular windows</td>
</tr>
</tbody>
</table>

The coloured floor plan is not intended to demarcate the boundary of the flat.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

 BLOCK 382C
(2ND STOREY FLOOR PLAN)
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 362

WINDOW LEGEND

W: THREE QUARTER RECTANGULAR WINDOW (Approx. 550mm HIGH PARKET WALL)

S: SQUARE WINDOW

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382C
(4TH, 5TH AND 8TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOR LEGEND
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm high 450mm wide)

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 382C
(6TH STOREY FLOOR PLAN)

UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

WINDOW LEGEND
W1 - THREE QUARTER HEIGHT WINDOW (Approx. 550mm high PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD HEIGHT WINDOWS

SCALE 10 METRES
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382C
(10TH AND 14TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND
- THREE QUARTER ROUND WINDOWS (Approx. 550mm HIGH PARAPET WALL)

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 382C
(12TH AND 15TH STOREY FLOOR PLAN)
UNITS AT AND ABOVE 10TH STOREY ARE HIGHER THAN THE ROOF GARDEN LEVEL OF BLOCK 382

WINDOW LEGEND
- THREE QUARTER ROUND WINDOW (Approx. 550mm high PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HALF ROUND WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 383A
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)

WINDOW LEGEND

W1 - THREE QUARTER ROUND WINDOW (Approx. 550mm HIGH PARTICLE WALL)

SCALE

0  2  4  6  8  10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 383B
(2ND, 6TH, 10TH AND 14TH STOREY FLOOR PLAN)

WINDOW LEGEND

QW - THREE QUARTER VIEW WINDOW (Approx. 550mm HIGH PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD MULLION WINDOWS.

SCALE 0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 383B
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 383B
(4TH, 5TH, 8TH, 9TH, 12TH AND 15TH STOREY FLOOR PLAN)

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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BLOCK 383C
(2ND, 6TH, 10TH AND 14TH STOREY FLOOR PLAN)

WINDOW LEGEND

T - THREE QUARTER DEPTH WINDOW (approx. 550mm high PARAPET WALL)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD HANGING WINDOWS

SCALE (m) 0 2 4 6 10

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 383C
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)

WINDOW LEGEND
N = THREE QUARTER-RECESS WINDOW (APPX. 550MM HIGH PARAPET WALL)
UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD RECESS WINDOWS.

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
BLOCK 383C
(4TH, 5TH, 8TH, 9TH AND 12TH STOREY FLOOR PLAN)

WINDOW LEGEND

- THREE QUARTER TURN WINDOW (Approx. 550mm high PARAPET WALL)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE THREE QUARTER TURN WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 384A
(2ND, 6TH, 10TH AND 14TH STOREY FLOOR PLAN)

WINDOW LEGEND

1/3 - THREE QUARTER RECTANGULAR WINDOW (Approx. 550mm x 945mm)

UNLESS OTHERWISE INDICATED ALL WINDOWS WILL BE STANDARD RECTANGULAR WINDOWS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

SCALE 0 2 4 6 8 10 METRES
The coloured floor plan is not intended to demarcate the boundary of the flat.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 384A
(4TH, 5TH, 8TH, 9TH, 12TH AND 15TH STOREY FLOOR PLAN)

WINDOW LEGEND
V - THREE QUARTER ROUND WINDOW (Approx. 550mm HIGH PATTERN WALL)

SCALE

0 2 4 6 8 10 METRES

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.

BLOCK 384B
(3RD, 7TH, 11TH AND 13TH STOREY FLOOR PLAN)

WINDOW LEGEND

- THREE QUARTER RECESS WINDOW (approx. 50cm high parapet wall)

UNLESS OTHERWISE INDICATED, ALL WINDOWS WILL BE STANDARD MIRAGE WINDOWS.

SCALE

0 2 4 6 8 10 METERS

THE COLOURED FLOOR PLAN IS NOT INTENDED TO DEMARCATE THE BOUNDARY OF THE FLAT.
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General Specifications For Yishun Glen
For 2-room Flexi (short lease)

Foundation
Piled foundations.

Structure
Reinforced concrete structural framework with reinforced concrete slabs.

Roof
Reinforced concrete roof slab with precast concrete secondary roofing.

Walls
All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows
Aluminium framed windows with tinted glass.

Doors
Entrance : decorative timber door and metal gate
Bedroom : laminated UPVC sliding partition/ door, where applicable
Bathroom/ WC : laminated UPVC folding door
Household Shelter : metal door

Finishes
Ceilings : skim coated or plastered and painted
Kitchen/ Bathroom/ WC Walls : ceramic tiles
Other Walls : skim coated or plastered and painted
Living/ Dining/ Bedroom Floor : vinyl strip flooring with laminated UPVC skirting
Kitchen Floor : glazed porcelain tiles
Bathroom/ WC Floor : ceramic tiles
Household Shelter Floor : glazed porcelain tiles

Fittings
Quality Locksets
Water Closet Suite
Clothes Drying Rack
Grab Bars
Wash basin with tap mixer, bath/ shower mixer with shower set
Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink and dish drying rack (optional)
Built-in Wardrobe (optional)
Window Grilles (optional)
Water Heater (optional)
Lighting (optional)

Services
Gas services and concealed water supply pipes
Exposed sanitary stacks at Air-con ledge
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes
1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.
General Specifications For Yishun Glen
For 2-room Flexi, 3-room, 4-room & 5-room

Foundation
Piled foundations.

Structure
Reinforced concrete structural framework with reinforced concrete slabs.

Roof
Reinforced concrete roof slab with precast concrete secondary roofing.

Walls
All external and internal walls are constructed with reinforced concrete/ precast panels/ drywall partition system/ precast lightweight concrete partitions.

Windows
Aluminium framed windows with tinted glass.

Doors
- Entrance: decorative timber door and metal gate
- Bedroom: laminated UPVC door
- Bathroom/ WC: laminated UPVC sliding partition/ door for 2-room Flexi, where applicable
- Household Shelter: metal door
- Service Yard: laminated UPVC folding door
- Finish: aluminium framed door with glass

Finishes
- Ceilings: skim coated or plastered and painted
- Kitchen/ Bathroom/ WC Walls: ceramic tiles
- Other Walls: skim coated or plastered and painted
- Living/ Dining Floor: polished porcelain tiles with laminated UPVC skirting
- Bedroom Floor: vinyl strip flooring with laminated UPVC skirting
- Living/ Dining/ Bedroom Floor: vinyl strip flooring with laminated UPVC skirting for 2-room Flexi
- Kitchen Floor: glazed porcelain tiles
- Bathroom/ WC Floor: ceramic tiles
- Service Yard Floor: glazed porcelain tiles with tile skirting
- Household Shelter Floor: glazed porcelain tiles

Fittings
- Quality Locksets
- Water Closet Suite
- Clothes Drying Rack
- Wash basin with tap mixer, bath/ shower mixer with shower set

Services
Gas services and concealed water supply pipes
Exposed sanitary stacks (which can be located at Service Yard and/ or Air-con ledge)
Concealed electrical wiring to lighting and power points (including water heater and air-conditioning points)
Television points
Data points

Important Notes
1) The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
2) Laminated UPVC door frame shall be provided to all Bedroom and Bathroom/ WC door openings.
3) Any unused or unoccupied open spaces in front of or nearby/ adjacent to the flat units are not available for purchase and the HDB will not entertain any request from the flat owners to purchase and/ or enclose the unused or unoccupied open spaces.
4) The details of services in a flat, e.g. gas pipes, water pipes, sanitary stacks, electrical wiring, television points, data points, etc. are not indicated on the plans.

You are advised to visit HDB’s website at www.hdb.gov.sg for information on renovation rules.
Disclaimer

1) HDB owns the copyright in all information, maps, and plans of this brochure.

2) The content provided in this brochure is not intended to form part of any offer or contract for the sale of flats. They are provided for your general information only, and are not statements or representations of fact.

3) Visual representations, such as pictures, art renderings, depictions, illustrations, photographs, drawings, as well as other graphic representations and references, are only artistic impressions. They are provided for your general information only, and are not representations of fact.

4) The information on this project, including but not limited to the dimensions, areas, plans, colour schemes, descriptions, and specifications, are subject to change or review without notice at our sole discretion or if required by the relevant authorities.

5) We may at any time, without any notice and at our sole discretion, change any aspect of this project, including but not limited to the omission, amalgamation, increase, or reduction of amenities and facilities, colour schemes, design features, and specifications.

6) We will not entertain any request for alteration of the layout or specifications of a flat to suit individual needs.

7) While reasonable care has been taken in providing the information in this brochure, we do not warrant its accuracy. We shall not be responsible in any way for any damage or loss suffered by any person whether directly or indirectly as a result of reliance on the said information or as a result of any error or omission therein.

8) The floor areas shown are scaled strata areas and subject to final survey.

9) The surrounding land use, proposed facilities and their locations as shown in the maps and plans are indicative only and subject to change. They may include ancillary uses allowed under the Urban Redevelopment Authority’s prevailing Development Control guidelines.

10) We reserve the right to use or allow the use of
    • the void deck in any Apartment block,
    • Car park;
    • Common property (such as precinct pavilion); or
    • Standalone community building,
    for:
    • Future amenities/ facilities (such as child care centres, elderly-related facilities, education centres, residents’ committee centres, and day activity centres);
    • Commercial facilities (such as shops and eating houses);
    • Mechanical and electrical rooms; and
    • Such other facilities as we deem fit.

11) This brochure does not and is not intended to provide full and complete information of the guidelines or requirements of the relevant authorities. You are advised to approach the relevant authorities directly for full information and details of these guidelines and requirements.
FOR ALL 2-ROOM FLEXI FLATS

The 2-room Flexi flats are available either on a 99-year lease or short-lease.

All 2-room Flexi flats come with:

- floor finishes in the living/dining room, bedroom, kitchen, household shelter and bathroom
- wall tiles in the kitchen and bathroom
- sliding partition/door for bedroom; folding bathroom door
- sanitary fittings, i.e. wash basin with tap mixer and shower set with bath/shower mixer, and water closet suite

Grab bars will be installed for all short-lease flats to assist elderly buyers in moving around the flats.

Details on the Optional Component Scheme (OCS) package for short-lease 2-room Flexi flats are in the next page.
OPTIONAL COMPONENT SCHEME
(2-room Flexi Flats in projects constructed using the Prefabricated Prefinished Volumetric Construction method)

OCS PACKAGE (FOR SHORT-LEASE 2-ROOM FLEXI FLATS ONLY)

Elderly buyers of short-lease 2-room Flexi flats who wish to enjoy the convenience of having a flat in move-in condition can opt in for the following:

ELDERLY FRIENDLY FITTINGS

- Built-in kitchen cabinets with induction hob and cooker hood, kitchen sink, tap and dish drying rack.
- An option to have a lower counter top height
- Kitchen cabinets come with mobile cabinets to provide knee space (especially for wheelchair users)
- Built-in bedroom wardrobe with a lower clothes hanging rod for easy reach

Here are some features of an induction hob:
- It does not produce an open flame
- Its cooking zone cools down faster
- It is easier to clean than a gas hob
- As it has a flat surface, pots placed on an induction hob are less likely to topple over.

With these features, the use of the induction hob would promote a safer and cleaner environment.

Option A (Default):
- Bottom Cabinet at 850mm height (from floor level)
- Top Cabinet at 1,500mm height (from floor level)

Option B:
- Bottom Cabinet at 800mm height (from floor level)
- Top Cabinet at 1,200mm height (from floor level)

These cabinets come in default dimensions based on industry standards.

Note: This drawing is not drawn to scale. All dimensions are approximate only.

OTHER FITTINGS

- Window grilles for safety and security
- Mirror
- Toilet roll holder
- Lighting (whole unit)
- Water heater

The cost of this OCS package will be added to the selling price of the selected flat.

Disclaimer: All displays and images shown here are strictly for reference only and are subject to change without notice. The displays and images shown here are conceptual and indicative only and the colour schemes, design, dimensions, type, tonal differences and specifications may differ from the actual fittings installed in the flat.

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